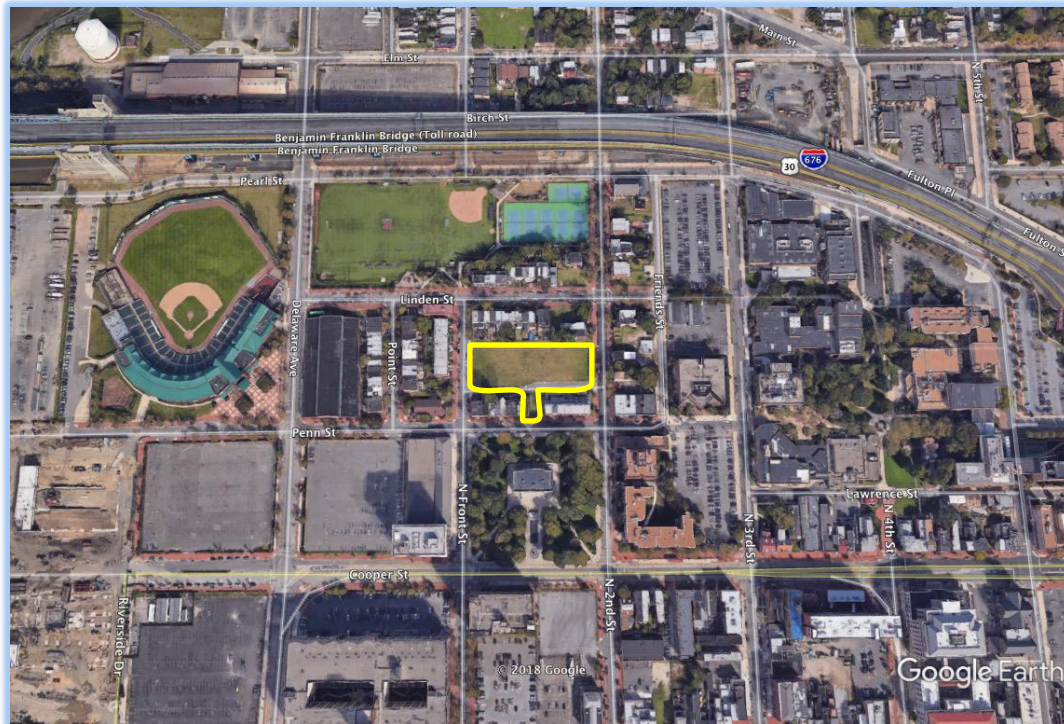


REQUEST FOR EXPRESSIONS OF INTEREST FOR THE COOPER-GRANT MARKET RATE/ MIXED-INCOME HOUSING PROJECT *(Census Tract 6103-designated Opportunity Zone)*



Issued by the Camden Redevelopment Agency

Issue Date: January 25, 2019

Submission Deadline: March 8, 2019



TABLE OF CONTENTS

- 1. INTRODUCTION.....1**
- 2. PROCESS/SUBMISSION TIMELINE.....3**
- 3. SITE DESCRIPTION.....5**
- 4. SUBMISSION REQUIREMENTS.....9**
- 5. EVALUATION & SELECTION.....11**

1. INTRODUCTION

The Camden Redevelopment Agency (CRA) is issuing this Request for Expressions of Interest (REOI) from experienced organizations interested in building market rate/mixed-income housing in the historic Cooper-Grant neighborhood on an approximately one acre site owned by the CRA. The project site was the former home of the ABC Barrel Company and has been the subject of extensive environmental remediation underwritten by the US Environmental Protection Agency and the NJ Department of Environmental Protection. The project site also falls within Census Tract 6103 that was recently included in the US Department of Treasury's Opportunity Zone program, administered in NJ by the State Department of Community Affairs.

The former ABC Barrel site has long been targeted by the CRA and the Cooper-Grant Neighborhood Association (CGNA) for infill housing. CGNA has been a key partner in the transformation of this site from neighborhood liability into a promising asset. The site was the subject of a previous CRA Request for Proposals in 2014 that was not awarded due to outstanding necessary environmental remediation activities. At the time of this REOI, the remediation of the site is complete and no longer a barrier to development. There is an NJDEP requirement for roughly 40% of the site to be preserved as open space and respondents should include the development of the open space into their proposals.

Cooper-Grant, a residential neighborhood nestled between the Ben Franklin Bridge, the Delaware River waterfront and Rutgers University-Camden and Downtown, has excellent access to roadways and public transit and is within walking distance of the major employers in Camden, namely many in the "Eds and Meds" community, including Rutgers University-Camden, Rowan University, Camden County College and the Cooper University Healthcare System. In addition, the neighborhood is among the safest in the City due to the overlap of multi-jurisdictional public safety personnel that regularly patrol (i.e. Rutgers, NJ Transit, DRPA, Camden County). Furthermore, Cooper-Grant is only a few blocks from the attractions, amenities, and new office developments of the Camden Waterfront including BB&T Pavilion, Wiggins Waterfront Park, The Adventure Aquarium, Camden Children's Garden, Battleship New Jersey and American Water's new corporate offices (See Figure 1).

The neighborhood is covered by the Downtown Redevelopment Plan, authored by the City of Camden's Division of Planning, and adopted by the Planning Board in 2004, as well as a community driven 2015 Neighborhood Action Plan that includes Cooper-Grant and the Central Waterfront, entitled, *Connecting Communities: A Neighborhood Action Plan for Cooper Grant/Central Waterfront*. Cooper's Ferry Partnership, a non-profit corporation active in facilitating redevelopment in the city, spearheaded the related *Camden Downtown Institutional Plan* in 2013, which addresses redevelopment needs and opportunities of the City's key institutions in the rapidly developing downtown against the backdrop of State financing incentives.

Each of the aforementioned plans identifies the need to support a strong residential community in Cooper-Grant with a diverse range of housing options that integrates into the

institutional fabric of neighboring land uses and helps capture the students and employees that are being lost to Philadelphia and the surrounding New Jersey suburbs. As such, the CRA is open to various types of residential projects that capitalize on the location of the site including projects that target graduate, medical and law students, artists and moderate income and market rate housing product types that appeal to the employees of the City's major business sectors.

Figure 1.



2. PROCESS/SUBMISSION TIMELINE

The CRA will be evaluating the Expressions of Interest received and developing a short list of respondents; an interview may be requested to further understand respondents' submissions. The short listed respondents will then be issued a Request for Proposal (RFP) document for the Cooper-Grant Market Rate/Mixed-Income Housing Project. It is CRA's intent to then select a developer to complete the project from the proposals received via the RFP.

Timeline:

- REOI Submission Date: **March 8, 2019**
- REOI Short List Decision Date: **April 5, 2019**
- RFP Issue Date: **April 18, 2019**
- RFP Submission Date: **June 14, 2019**
- RFP Decision Date: **July 12, 2019**

REOI Issue

The Request for Expression of Interest (REOI) document will be available for pick-up at no cost beginning **Friday, January 25, 2019** at CRA offices at 520 Market Street, City Hall, Suite 1300, Camden, New Jersey 08101. The document may also be accessed on the CRA website at www.camdenredevelopment.org.

REOI Questions

All questions and inquiries should be directed in writing to Johanna Conyer, Director of Finance via email at JoConyer@ci.camden.nj.us, by mail to Camden Redevelopment Agency, City Hall, Suite 1300, P.O. Box 95120, Camden, NJ 08101 or faxed to (856) 968-3541 no later than 2:00 p.m. on **Friday, February 8, 2019**. Responses will be provided via Addendum posted on the CRA's website no later than **Tuesday, February 19, 2019**.

The REOI package and all subsequent addendums and revisions are available at www.camdenredevelopment.org. All respondents should continue to check the site for any changes to the REOI.

REOI Submission Deadline

One (1) unbound paper original proposal, three (3) bound paper copies, and two electronic copies (compact disk or flash drive) must be submitted to the CRA. Respondents are required to submit their proposals in a sealed envelope to the following address:

Camden Redevelopment Agency
City Hall, Suite 1300
520 Market Street
Camden, NJ 08101

Attn: Johanna S. Conyer, Director of Finance

All proposals shall be clearly marked, **“Camden Redevelopment Agency- Expression of Interest for Cooper-Grant Market Rate/Mixed-Income Housing Project”**.

The deadline for REOI Submission by mail or delivery is 2:00 p.m. local time on Friday, March 8, 2019.

The above deadline is firm as to the date and hour. CRA will treat as ineligible for consideration any submission that is received after that deadline. Upon receipt of each proposal, CRA will date and stamp it to evidence timely or late receipt and upon request, provide the Respondents with an acknowledgement of receipt. Faxed submissions will not be accepted. All submissions become the property of CRA and will not be returned.

3. SITE DESCRIPTION

Situated on the south side of the elevated approach to the Ben Franklin Bridge, the former ABC Barrel site is located in the historic Cooper-Grant neighborhood. The site consists of an approximate 1.0 acre irregular shaped rectangular parcel located between North 2nd Street and North Front Street just north of Penn Street (See Figure 2). The site is wholly owned by the Camden Redevelopment Agency and is currently vacant and fenced off.

Figure 2.



The site is bordered on the north by attached row homes along Linden Street and partially to the south by row homes and newer townhomes fronting Penn Street. To the west of the site are market rate townhomes facing Front Street built in 2006. A small portion of the site extends to the south between the row homes and townhomes that connects to Penn Street. The site includes Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4; Block 62.02, Lots 24, and 25; and 62.03, Lot 1 (See Table 1). There is a .42 acre area in the interior of the block that is subject to a Deed Restriction and NJDEP Conservation Easement and must be developed as public open space and accessory roadway (See Figure 3 and Environmental Status p7). This leaves a little over half an acre of developable land split into three areas: Block 62 (.3208 acres), Block 62.01 (.2208 acres), and Block 62.02 (.065 acres).

Figure 3.

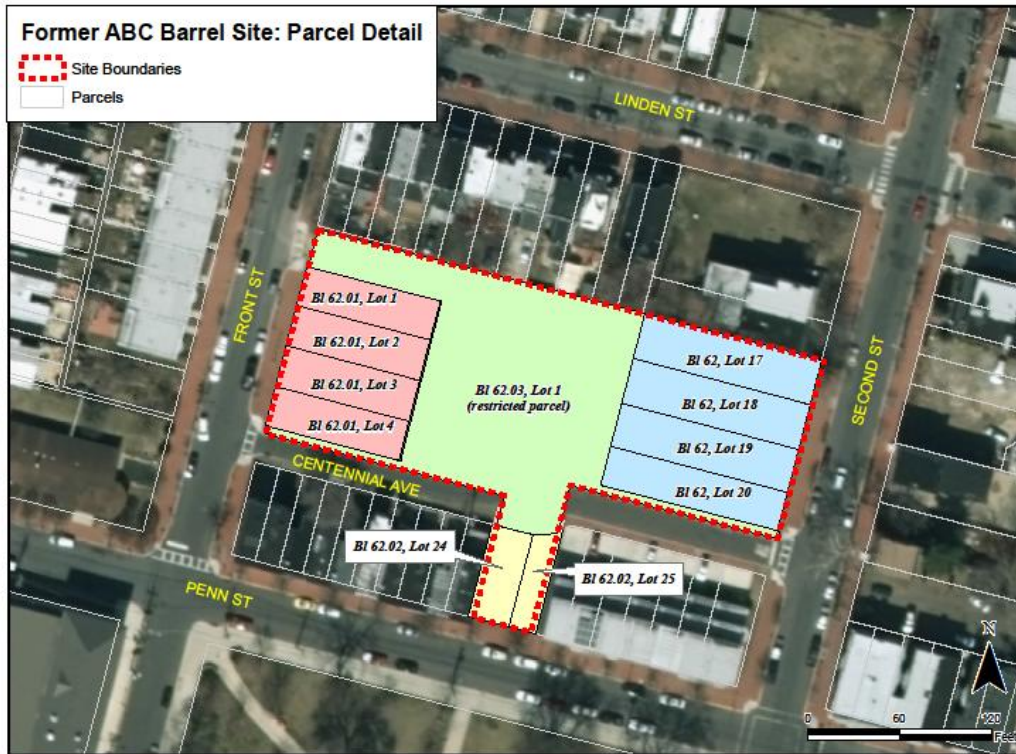


Table 1.

Block	Lot	Address	Acreage	Residential Development or Dedicated Open Space?
62	17	315 N. 2 nd Street	.0833	Residential Development
62	18	313 N. 2 nd Street	.0833	Residential Development
62	19	311 N. 2 nd Street	.0806	Residential Development
62	20	309 N. 2 nd Street	.0736	Residential Development
62.01	1	330 N. Front Street	.0548	Residential Development
62.01	2	328 N. Front Street	.0547	Residential Development
62.01	3	326 N. Front Street	.0567	Residential Development
62.01	4	324 N. Front Street	.0546	Residential Development
62.02	24	123 Penn Street	.0275	Residential Development
62.02	25	121 Penn Street	.0375	Residential Development
62.03	1	Centennial Avenue	.4233	Open Space/Access Roadway

Zoning

The site falls into the US University & Support Zone established by the Camden Downtown Redevelopment Plan, which allows for any permitted residential uses in the R2 Medium Density (maximum residential gross density of 22 units/acre) and R3 High Density Residential Zone (maximum residential gross density of 29 units/acre), as well as parks, playgrounds and recreation areas.

Cooper Grant Historic District

The subject site falls within the Cooper-Grant Historic District, which is on the State and National Registers of Historic Places and is also a municipally recognized historic district. Development plans will require review by the City of Camden's Historic Review Commission (HRC), an advisory body to the Planning Board. Guidelines for New Construction can be found in the City of Camden Downtown Redevelopment Plan on pages 40-41 in *Historic Landmarks, Standards for Review* subsection. This plan is available on the CRA's website:

<http://camdenredevelopment.org/getattachment/d0e1b389-c31d-452a-b3be-567d273318e0/Redevelopment-Plan.aspx>.

Development Plans will also require the review of State Historic Preservation Office (SHPO) for Project Authorization once approved by the City of Camden. Applications are available at https://www.nj.gov/dep/hpo/2protection/sr_revapp_min.pdf.

Environmental Status

The CRA has utilized Federal and State Brownfield clean up funds to address the groundwater contamination, historic fill and other areas of concern on the site. The areas of the site to be redeveloped as housing (NJDEP PI Nos: 769654, 769582, and 769626) had the historic fill removed to allow for an unrestricted use; while the open space portion of the site (NJDEP PI No: 006594) received a cap and is the subject of a Deed Restriction and New Jersey Department of Environmental Protection (NJDEP) Conservation Easement. A Remedial Action Report for the site was issued on April 19, 2018. These documents are available on the CRA's website at: <http://camdenredevelopment.org/Resources/Environmental-Report.aspx>).

The site received a No Further Action (NFA) letter from the NJDEP for groundwater in 2010. However, due to the unavailability of historic groundwater sampling data deliverables, the groundwater NFA was rescinded and four Classification Exception Areas (CEA)/Well Restriction Areas were established by the NJDEP and are available on the CRA's website: <http://camdenredevelopment.org/Resources/Environmental-Report.aspx>).

Note that potable water supply is provided via public water infrastructure such that a CEA is not expected to impede the site's redevelopment.

To address prior soil contamination, the site is in the final stages of receiving several Response Action Outcomes (RAOs) for historic fill and other areas of concern. The proposed residential tracts are poised to receive unrestricted use RAOs as all historic fill material was completely excavated and disposed of offsite for these parcels. The capped portion comprising the open space will receive a restrictive use RAO. The NJDEP issued a Remedial Action Permit (Permit number RAP180001) for the capped parkland, effective September 18, 2018.

The Deed Notices for the open space are available on the CRA's website:
<http://camdenredevelopment.org/Resources/Environmental-Report.aspx>.

No wetlands are present on the site.

Proximity to Transportation

The site is one block away from the Cooper Street/Rutgers NJ Transit River Line stop, and five blocks from the Delaware River Port Authority's City Hall PATCO High Speed Line stop. The River Line runs from Camden to Trenton and PATCO runs from Center City Philadelphia to points east in Camden County. The Walter Rand Transportation Center in downtown Camden is approximately seven blocks from the site and is a major hub for NJ Transit and Greyhound Bus Service. The site is within blocks of the Ben Franklin Bridge eastern entrance, and approximately five miles to the Walt Whitman Bridge; Philadelphia and Interstates 95, 76, and 676 are thus minutes away by car.

Planning History

The Cooper-Grant Neighborhood has been included in a host of strategic and redevelopment planning documents that support the strengthening of the neighborhood fabric through the creation of a variety of housing options to support the current and planned development in and around the downtown. These plans are available on the CRA's website (<http://camdenredevelopment.org/Plans.aspx>) and include:

- *FutureCamden* Master Plan 2002
- Camden Downtown Redevelopment Study & Plan 2004
- Camden Downtown Institutional Plan- City of Camden, NJ 2013
- City of Camden Brownfields Redevelopment Strategic Plan 2014
- Connecting Communities: A Neighborhood Action Plan for Cooper-Grant/Central Waterfront 2015

4. SUBMISSION REQUIREMENTS

a. Respondent Information

- A profile of the respondent, including the respondent's experience in residential development.
- Provide details of any relevant partnerships with other non-profits or private sector groups.

b. Development Team Information

- A list of Development Team members and their respective roles in the project including any architects, engineers, attorneys, and lenders/funders that have or will be utilized.
- A brief profile of each Development Team member's experience in residential development in general, and specifically with projects similar in size to the Cooper- Grant Market Rate/Mixed-Income Housing Project (include references, at minimum from the municipalities where similar projects were developed).
- An explanation of how and why each Development Team member was selected.
- Identification of Development Team Lead.
- Contact information for all team members.

c. Project Concept

- A narrative of the overall project concept and development approach.
- Identification of the specific target population(s) to be served.
- Proposed number, type and size of units.
- Preliminary conceptual drawings, including site plans, elevations & floor plans.
- A list of special design and amenity considerations.
- A description of any intended green building or sustainable design practices.
- A plan for the required open space in the interior of the site.
- Number and location of parking spaces to be provided.
- A high level description of intended accessibility features.
- If applicable, please provide a description of any non-residential or commercial portion of the project, including the marketing plan for each use.

d. Site and Neighborhood

- A description of how the proposed project concept is suitable for the site.
- A description of how the proposed project and building design is compatible with the neighborhood.
- A description of how the project will involve the community.

- A description of the required site zoning, including any known pertinent information that may impact rezoning or necessary variances.
- e. Financial Plan, Project Feasibility
- A Development Pro-Forma with Sources and Uses.
 - For Rental Housing, an Operating Plan & Budget including a 15 Year Cash Flow.
 - Describe any cost contingencies.
 - Describe any plans to access Opportunity Zone funds for the project.
- f. Development Timetable
- A broad outline of the envisioned milestones and related timelines for complete project development.

5. EVALUATION & SELECTION

All eligible Expressions of Interest will be considered although preference will be given to proposals which:

- Are complete and cover all requested areas.
- Are put forward by respondents with extensive documented experience in the residential development or who intend to link with partners and/or consultants with more substantial experience.
- Are clearly described and are based on a sound/logical project concept.
- Serve the development goals of the community.
- Provide an architectural vision that complements and connects to the surrounding neighborhood.
- Provide realistic estimated project budget.
- Can move ahead to the construction stage within a reasonable timeframe.

The CRA intends to create a short list of respondents to the REOI who will be issued a subsequent Request for Proposals for the Cooper-Grant Market Rate/Mixed-Income Housing Project.

The review period for the REOI is 6 weeks from submission date; the CRA may request interviews with respondents to further understand submissions.